

STAFF REPORT
May 27, 2004

No. 04PD028 - Planned Residential Development – Initial Development Plan **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Kent Kennedy for Bart and Helen Boos
REQUEST	No. 04PD028 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	The east 5 feet of Lot 12; Lots 13 and 14; the east 5 feet and the west 20 feet of the south 29.66 feet less the south 0.9 feet all of Subdivision of Lot I of Government Lot 2, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.40 acres
LOCATION	655 Plum Tree Lane
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Development Designation
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Office Commercial District w/Planned Development Designation
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/29/2004
REVIEWED BY	Todd Tucker / Sig Zvejnieks

RECOMMENDATION: Staff recommends that the Planned Residential Development – Initial Development Plan be continued to the June 10, 2004 Planning Commission meeting to allow a corrected legal notification of the proposed Planned Residential Development to be sent to all affected property owners.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Planned Residential Development to allow for two apartment buildings to be located on the above legally described property. The subject property is located to the east of Sheridan Lake Road, north of Plum Tree Lane and south of Clower Lane. There is currently a three unit apartment building located on the property. The applicant is proposing to add an additional two story structure which will have a maximum of five dwelling units.

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STAFF REVIEW: Staff has reviewed the Planned Residential Development and has noted the following issues:

Notification Requirement: As part of the review for the proposed Planned Residential Development it was discovered that the legal description used to generate the mailing list for the required notifications sent to the surrounding property owners was incorrect. Staff notes that the mistake was that of City staff. As such, the City will be responsible for mailing the required notifications to the proper surrounding property owners. Staff has notified the applicant that the item must be continued to allow adequate time for the property notifications to be sent.

Staff recommends this Planned Residential Development request be continued to the June 10, 2004 Planning Commission meeting to allow time for all affected property owners within 250 feet of the proposed Planned Residential Development be notified of the request.